

**AN ORDINANCE TO AMEND THE OFFICIAL ZONING DISTRICT MAP OF ROCKDALE COUNTY, AS AMENDED, BY REZONING PROPERTY LOCATED AT 1101 JOHNSON RD SW FROM THE C-2 (GENERAL COMMERCIAL) ZONING DISTRICT TO THE RM (RESIDENTIAL MULTI-FAMILY) ZONING DISTRICT; TO IMPOSE CONDITIONS UPON THE PROPERTY; TO REPEAL CONFLICTING ORDINANCES AND FOR OTHER PURPOSES.**

**WHEREAS**, an application to rezone a certain property was filed with Rockdale County, Georgia, which involved the following:

<b>REZONING CASE NO. 2021-10</b>	Rezone 3.74 acres from C2 (General Commercial) to RM (Residential Multi-Family) for the purpose of constructing a townhome development.		
<b>APPLICANT:</b>	MaddoxNix		
<b>PROPERTY OWNER:</b>	Sawco Development Group LLC		
<b>LOCATION:</b>	1101 Johnson Rd SW, Conyers, GA, 30094 with Tax Parcel No. 0440010045.		
<b>LAND LOT(S):</b>	267 & 268	<b>DISTRICT:</b>	16th

**WHEREAS**, said rezoning proposal was reviewed by staff and public hearings were held following public notice and all other requirements of Section 238-4 of The Unified Development Code of Rockdale County, Georgia, as amended;

**WHEREAS**, the Future Land Use Map of Rockdale County’s Comprehensive Plan was amended to designate said property as High Density Residential, which pursuant to Section 202-6 of The Code of Rockdale County permits the RM (Residential Multi-Family) Zoning District;

**NOW, THEREFORE**, be it ordained by the Board of Commissioners of Rockdale County, Georgia, and by the authority of same as follows:

**Section I**

The Official Zoning District Map for Rockdale County, as amended, is hereby further amended so as to rezone a 3.74-acre property, more particularly described in the legal description attached hereto as Exhibit “A” and depicted as Tract One on the Fast-Track Plat attached hereto as Exhibit “B”, from the C-2 (General Commercial) Zoning District to the RM (Residential Multi-Family) Zoning District.

**Section II**

The zoning amendment authorized in Section I is approved subject to all conditions, including any conditions of zoning, attached hereto as Exhibit “C”, which exhibit is hereby incorporated by this reference and applies to the 3.74-acre property. All permits issued pursuant to this change in zoning shall be in strict compliance with these conditions, as well as all other applicable provisions of the Code of Rockdale County. The change in zoning hereby approved does not authorize the violation of any zoning district regulations.

**Section III**

The Official Zoning District Map of Rockdale County, Georgia, established as a part of the Rockdale County Zoning Ordinance, as amended, is hereby further amended to reflect the change in zoning of said property authorized in Section I, along with the conditions authorized in Section II.

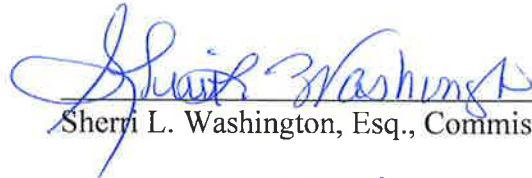
That this Ordinance shall become effective upon adoption.

This 10<sup>th</sup> day of August, 2021.

**ROCKDALE COUNTY, GEORGIA  
BOARD OF COMMISSIONERS**



\_\_\_\_\_  
Oz Nesbitt, Sr., Chairman




\_\_\_\_\_  
Sherril L. Washington, Esq., Commissioner Post I




\_\_\_\_\_  
Dr. Doreen Williams, Commissioner Post II

Attest:

By:   
\_\_\_\_\_  
Jennifer Rutledge, County Clerk

Approved as to Form:

By:   
\_\_\_\_\_  
M. Qader A. Baig, County Attorney

First Reading: April 27, 2021

Second Reading: August 10, 2021

**Exhibit "A"**

**Legal Description**

ALL THAT TRACT of land lying and being in land lots 267 & 268 of the 16th district of Rockdale County, Georgia and being more particularly described as follows:

Beginning at the intersection of south right-of-way of Johnson Road (80'R/W) and the west right-of-way of Klondike Road (80'R/W), thence South 12 degrees 27 minutes 42 seconds West of a distance of 1144.02 feet to a point at the true point of beginning.

THENCE along a curve to the left having a radius of 1748.47 feet and an arc length of 200.60 feet, being subtended by a chord of South 01 degrees 46 minutes 21 seconds East for a distance of 200.49 feet to an IPF 1/2" RB;

THENCE South 07 degrees 31 minutes 18 seconds East for a distance of 176.68 feet to an IPS 1/2" RB;

THENCE South 11 degrees 16 minutes 08 seconds East for a distance of 12.22 feet to a point;

THENCE South 76 degrees 56 minutes 08 seconds West for a distance of 302.45 feet to a point;

THENCE North 12 degrees 41 minutes 45 seconds West for a distance of 154.12 feet to a point;

THENCE South 77 degrees 18 minutes 15 seconds West for a distance of 133.33 feet to a point;

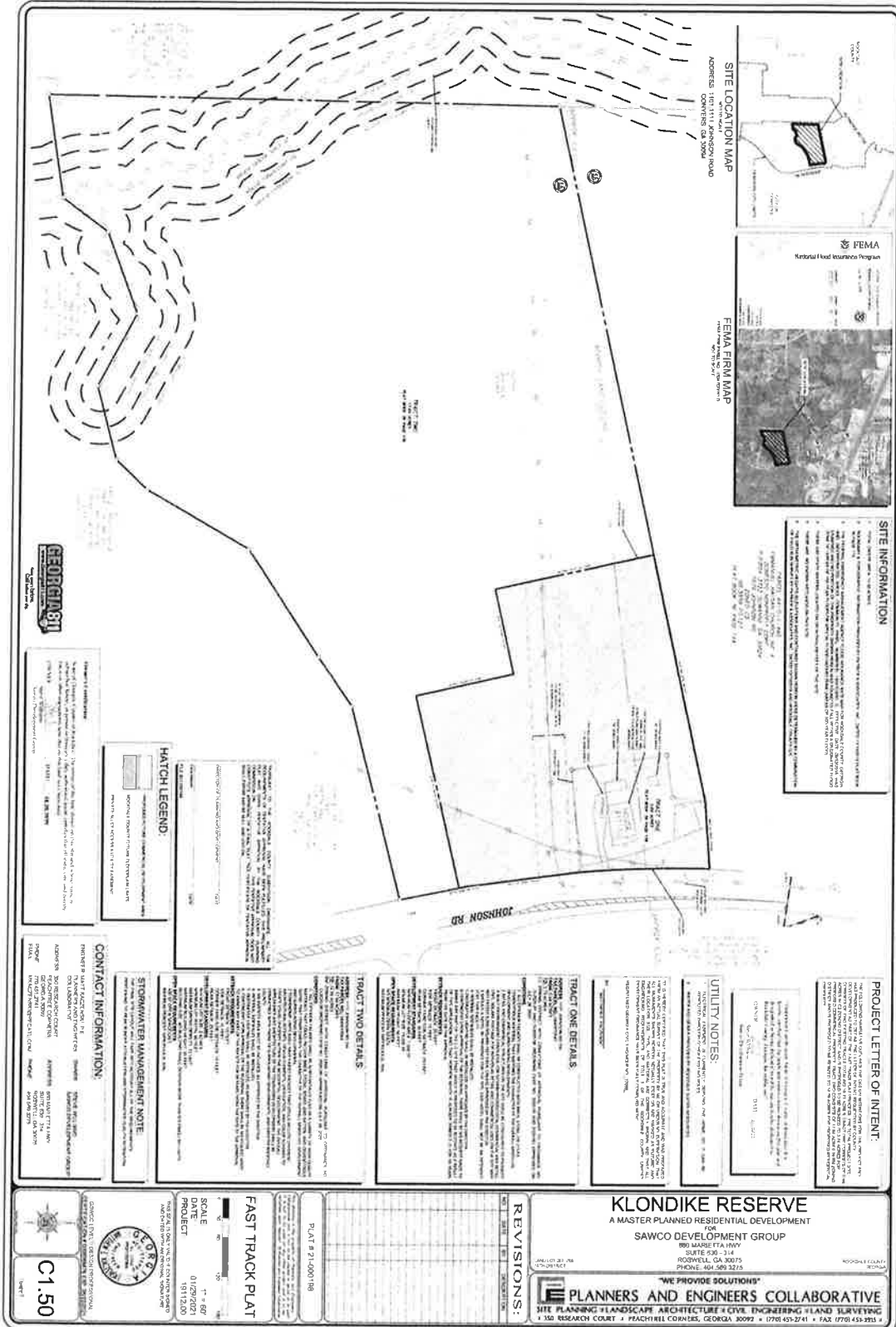
THENCE North 12 degrees 31 minutes 51 seconds West for a distance of 250.76 feet to a point;

THENCE North 77 degrees 40 minutes 07 seconds East for a distance of 387.22 feet to an IPF 1" OTP;

THENCE North 85 degrees 53 minutes 59 seconds East for a distance of 103.23 feet to a point at the true point of beginning.

Said property contains 3.741 acres.

**Exhibit "B"**  
**Fast-Track Plat**  
 Recorded Under Plat Book 40 Page 173

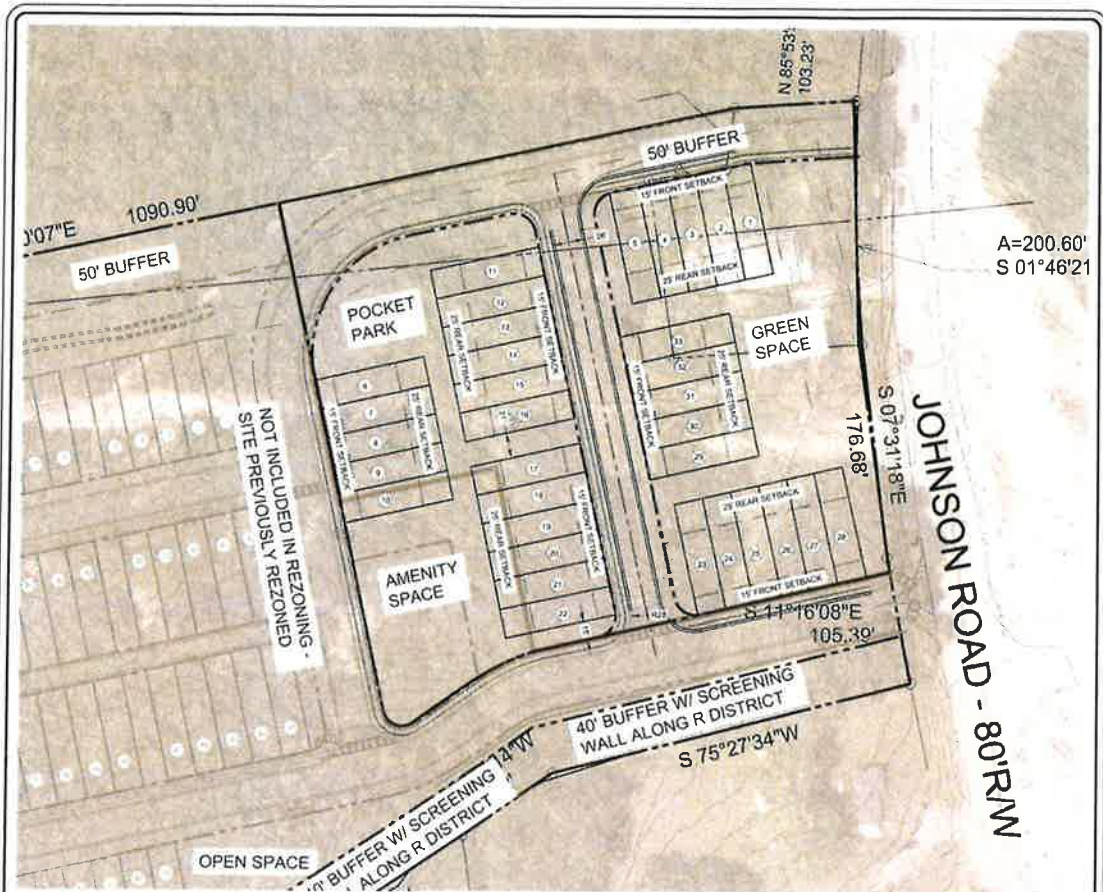


**Exhibit "C"**

**Conditions of Zoning**

1. All exterior facades shall be substantially clad in a variety of high-quality materials that could include brick, stone, board and batten, and cementitious siding that complements the character of the overall mixed-use development and surrounding developments;
2. Townhome units shall have varied facades that could include different architectural accents, design elements, undulation, and color schemes to create visual diversity within the residential development. The overall appearance and architecture of the townhome development shall be compatible with those of surrounding developments, and greater Rockdale County;
3. As noted on the concept plan by Planners and Engineers Collaborative dated March 19, 2021, the townhouse buildings can be front or rear loaded;
4. The amenity shall include a minimum of a green space and pocket park;
5. Internal sidewalks shall be installed;
6. Decorative lighting along all public streets, private streets, and internal resident areas shall be installed;
7. The Covenants, Conditions, and Restrictions shall include a clause to limit the maximum number of homes that can be rented or leased within the development at any one time to be no more than fifteen (15) percent;
8. Contingent upon approval of the rezoning, there shall be no request made to annex any part of the RM site for 30 years from the date of the approval; and
9. Traffic Impact Study required, unless determined otherwise by the Rockdale County Department of Transportation (RDOT). Any recommendations for improvements by the Traffic Impact Study, as determined by RDOT, shall be shown on the Land Disturbance Permit (LDP).

**Exhibit "D"**  
**Preliminary Zoning Site Plan**



NOT INCLUDED IN REZONING -  
 SITE PREVIOUSLY REZONED



**NOTES:**

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS ARE TO THE CENTERLINE OF THE ROAD UNLESS OTHERWISE NOTED.

NO.	DATE	DESCRIPTION
1	03/18/21	PRELIMINARY
2	03/18/21	REVISIONS

**24 HOUR CONTACT:**  
 STEVE WILLIAMS  
 404-589-3275



**ZONING SITE PLAN**  
 PRELIMINARY  
 SCALE: 1" = 80'  
 DATE: MARCH 18, 2021  
 PROJECT: 19112100

**REVISIONS:**

NO.	DATE	DESCRIPTION
1	03/18/21	PRELIMINARY
2	03/18/21	REVISIONS

**JOHNSON RD SW (1101)**  
 A MASTER PLANNED RESIDENTIAL DEVELOPMENT  
 SAWCO DEVELOPMENT GROUP  
 560 MARRETTA HWY  
 SUITE 400-114  
 ROSWELL, GA 30075  
 PHONE: 404-589-3275

**PLANNERS AND ENGINEERS COLLABORATIVE**  
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**Board of Commissioners  
Agenda Item Transmittal Form  
Ordinance Transmittal Form**



<b>Type of Request:</b> REZ Case #2021-10	County Clerk Use Only Ordinance #: 2021- 32
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<input checked="" type="checkbox"/> <b>Submission Information</b> <b>Contact Name:</b> Kalanos Johnson / Tiras Winn Petrea <b>Department:</b> Planning & Development	<input checked="" type="checkbox"/> <b>Information</b> <b>Summary of Request:</b> Second Reading: 1101 Johnson Rd SW. A request by MaddoxNix to rezone from C2 (General Commercial) to RM (Residential Multi-Family) for the purpose of developing a single-family attached (townhomes) neighborhood.
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<input checked="" type="checkbox"/> <b>Department Director/Elected Official Signature</b> I have reviewed the attached, and it is approved as to substance. Signature: <i>Klanos Johnson</i> Date: 7-23-21	<input type="checkbox"/> <b>Chief of Staff Signature</b> I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____
<input type="checkbox"/> <b>County Attorney Signature</b> I have reviewed the attached, and it is approved as to form. Signature: _____ Date: _____	<input type="checkbox"/> <b>Director of Legislative Affairs/County Clerk Signature</b> I have reviewed the attached, and it is approved for processing. Signature: _____ Date: _____

**Notes and Comments:**

April 20: First Reading Work Session;  
 April 27: First Reading Voting Session;  
 July 8: Planning Commission;  
 July 22: Board of Commissioners' Zoning Public Hearing;  
 August 3: Second Reading Work Session;  
 August 10: Second Reading Voting Session.